

**BRUNTON**  
RESIDENTIAL

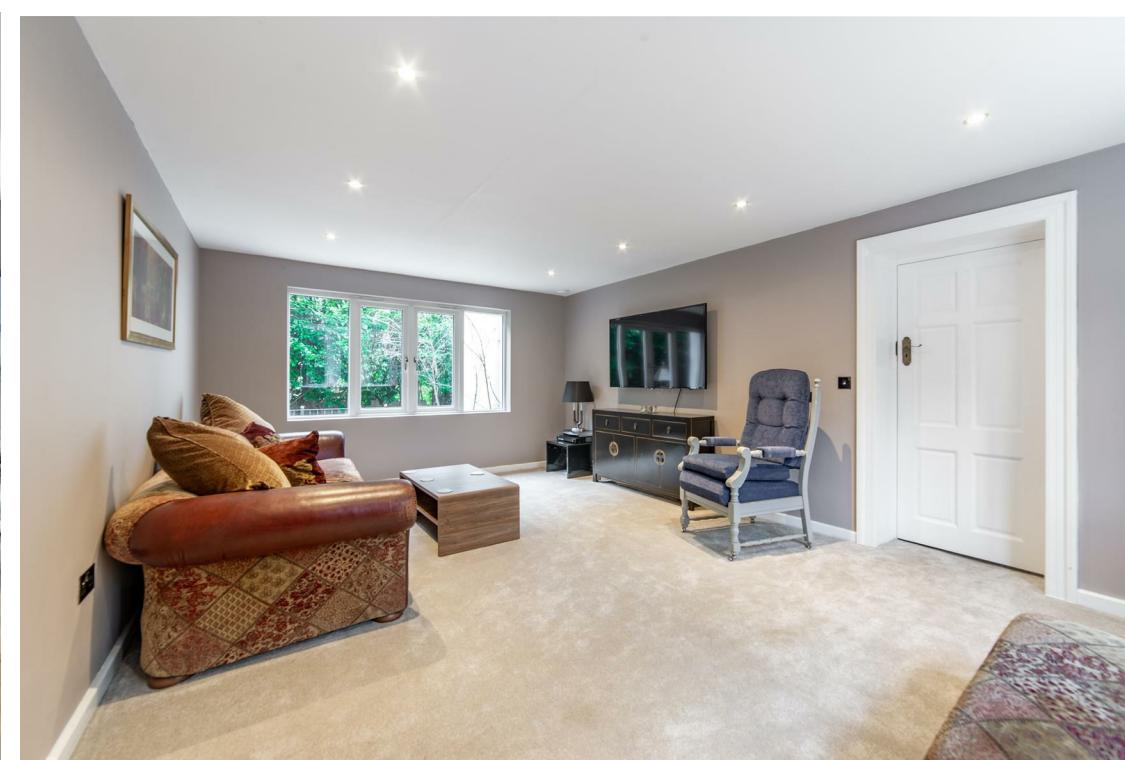
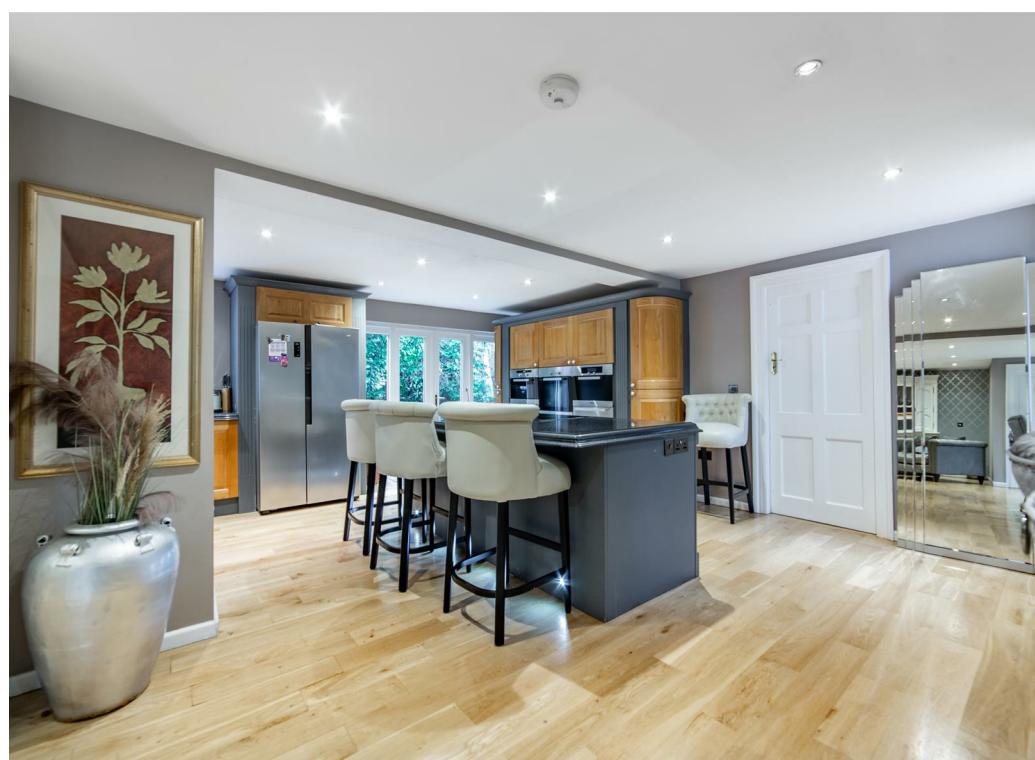


**BRIDGEND HOUSE, WOOLSINGTON, NE13**

Offers Over £1,325,000

**BRUNTON**  
RESIDENTIAL





**BRUNTON**  
RESIDENTIAL





Substantial Detached Period Residence which is Positioned on a Generous Plot which Extends to 0.5 Acres. Boasting over 5,000 Sq ft of Internal Living Space, with Three Reception Rooms, Open Plan Kitchen/Dining Space, Home Leisure Suite with Pool & Gymnasium, Six Good Sized Bedrooms, Three Bathrooms plus Three En-Suites and Extensive Lawned Gardens.

Bridgend House provides a wonderful, detached family home which enjoys a peaceful and secluded setting and is perfectly situated within the delightful and popular village of Woolsington.

Woolsington itself is located only 3 miles from the desirable village of Ponteland with its excellent array of shops, restaurants and amenities and is also located just 5 miles from Newcastle City Centre.

The property is also situated close to Callerton Parkway Metro Station, providing excellent links into Newcastle City Centre and throughout the region. Great road links are also situated nearby, as is Newcastle Airport offering superb links throughout the UK and Europe, making it ideal for commuters.

Bridgend House itself is situated on a private plot which is accessed via large, secure automated entrance gates that open to a substantial pressed concrete driveway with turning circle. A stone pillared portico then leads to the main entrance.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: Impressive reception area with traditional feature fireplace, an open plan dining kitchen with granite work surfaces, family area and French doors leading to the rear terrace.

To the side, a door leads into a central hallway with a staircase leading to the first floor. A further door then leads through into a comfortable living room, with walk-in bay window and magnificent fireplace. A door from the living room gives access to a charming conservatory which was designed by 'Amdega', with convenient ground floor guest W/C. To the very rear is a formal dining room with doors leading out onto the patio area in the garden and a door flowing back into the family area of the kitchen.

To the right-hand side of the property is a further sitting room which in turn leads through to the leisure suite, with a superb resistance pool with gym area and fully equipped shower room. This space is ideal for those who like to keep fit or for families.

The stairs then lead up to the first-floor landing with French doors to the balcony which overlooks the rear gardens. There is a night hall leading to the sumptuous annex/principal bedroom suite with a generous living room, mezzanine bedroom area, stylish en-suite shower room and dressing area.

The first floor gives access to five further bedrooms, all of which are good sizes and two benefitting from en-suite facilities. There is also a good-sized family bathroom with jacuzzi bath and an additional, separate shower room.

Externally, the property provides a detached double garage, which is located by the entrance gate, with further off-street parking provided for multiple vehicles in front of the house.

Bridgend House offers a secure setting with wonderful, landscaped gardens which surround the property and are laid mostly to lawn, with well stocked borders, 12 foot stone walled boundary wall to the front, several seating areas and a private raised terrace.

This great, detached period home simply demands an early inspection to fully appreciate the size and quality of accommodation on offer.



# BRUNTON

---

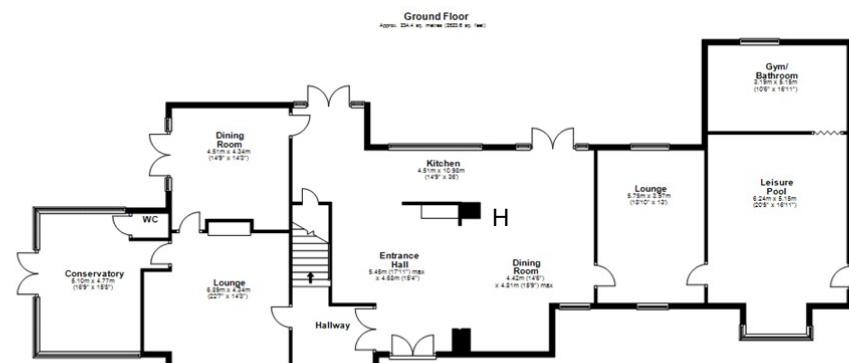
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : H

EPC RATING : D



Total area: approx. 484.4 sq. metres (5214.4 sq. feet)

All measurements are approximate and are for illustration only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		